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Redevelopment Board Minutes 11/06/2006

Arlington Redevelopment Board
Minutes of November 6, 2006

Members Present: Roland Chaput
Andrew West
Ed Tsoi
Christopher Loreti
Bruce Fitzsimmons

Also Present: Kevin J. O'Brien

Roland Chaput called the meeting to order at 7:00 and announced the public hearing on a special permit application for 1 Broadway. Erik Kondo, the applicant explained the use he proposes for the front of the building. He explained that he didn't know what use would eventually be made of the rear of the property. It is currently used for vehicle storage. He proposes to use the front of the building for a children's tumble gym and for adult exercise classes.

Andrew West asked about the firewall separation between the two parts of the building and was informed that there was an actual fire wall that was constructed when the lower (rear) level of the building was used for auto repair. Andrew West then asked about environmental hazards on the site. Kevin O'Brien mentioned that there was an Activity Use Limitation placed on the property which prohibits its use in a way that would allow children to be in contact with the soil on the site. Erik Kondo explained that the contamination was in the rear part of the lot, under asphalt and that he had been assured that the proposed use was safe and further that there would be no contact between the front and rear of the site.

Ed Tsoi asked about the parking plan and pointed out that one space does not conform with the bylaw and therefore there may be only 9 parking spaces where ten are required. He also questioned the floor area of the building, and he suggested that Mr. Kondo return with confirmation of the floor area and a better parking plan.

Four neighbors were in attendance and several spoke to their concerns about parking on Sunnyside Ave. Several also said that they were pleased with the new use that was proposed. One neighbor expressed concern about the contaminants injuring the children who would utilize the tumble gym.

Ed Tsoi moved that the Board continue the hearing until 7 PM on November 20, 2006. Andrew West seconded the motion and the vote was 5 to 0 in favor.

The Board next met with Lisa Decker, a landscape architect, who has volunteered to serve on the Open Space Committee. Ed Tsoi moved and Andrew West seconded a motion to recommend that the Town Manager appoint her to the committee. The Board voted 4 to 0 in favor with 1 abstention. Lisa Decker promised to keep in touch with the Board regarding open space matters.

At 8:40 The Chair recognized Bruce Clifford who presented 100% stage plans for 22 Pleasant Street. He pointed out changes since the last review: the rear addition to the building will no longer have the detail of a peaked roof on the street side of the building and the porch and one of two doors was eliminated from the front, left unit. He showed that much of the work was done on the front part of the building and the porous paver driveway has been installed in the rear of the building. The Board expressed some concern with the extent of the paved area of the driveway near the road. After some discussion Ed Tsoi moved and Andrew West seconded a motion to approve the 100% plans. The Board voted 4 to 0 to approve with 1 abstention.

Bruce Clifford then mentioned that he wanted to change the front entrance to the rear unit and the Board discussed some possible changes. Bruce Clifford was instructed to give the final plan to the Planning Director who would show it to the Board to determine if it was consistent with the approved plan.

The Board then reviewed the minutes of the October 23, 2006 meeting and on a motion by Ed Tsoi seconded by Andrew West approved the minutes with a vote of 5 to 0.

Kevin O'Brien discussed his inspection of 105 Broadway (East Cambridge Savings Bank) to see that it conformed to the special permit. On a motion by Chris Loreti, seconded by Ed Tsoi the Board voted 5 to 0 to accept Kevin O'Brien's certification that the development at 105 Broadway conformed to the special permit granted by the Board.

The Board designated Andrew West to be its representative on the selection team to choose a designer for the phase 1 of the Mass. Ave. Corridor project.

The Board then discussed the proposed Belmont Uplands project which is a 40B development of 300 apartment units in Belmont on the Arlington Town line at the end of Lake Street. The Board concluded that the project was much too large. On a motion by Ed Tsoi, seconded by Andrew West, the Board voted 5 to 0 to write to the Belmont Zoning Board of Appeals asking that it not grant the permit until it can show that traffic burden can be mitigated and that if the mitigation is inadequate, the number of units must be reduced.

The Board adjourned at 10:00 PM.

Respectfully submitted,
Kevin J. O'Brien